

WARRANTY DEED

MST Tract
Reference: _____

THIS INDENTURE, made and entered into this 14 day of May, 1981, by and between

James W. Griffith Sr. & Anna C. Griffith

party of the first part, and

James E. Ferguson & Deloris H. Ferguson AS TENANTS BY THE
ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN
COMMON.

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Buena Vista Lake Subdivision County of Desoto State of Mississippi

Description --- Section 14 Township 4 S Range 8 W
Desoto County, Mississippi
Lot # 515 Buena Vista Lake Subdivision SEC D.
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TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James W. Griffith Sr.
Anna C. Griffith

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

JAMES W. GRIFFITH SR. & ANNA C. GRIFFITH

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 14th day of May 1981

My commission expires Commission Expires Oct. 16, 1982

Harry Johnson

Notary Public

(FOR RECORDING DATA ONLY)

Property address

Mail tax bills to: (Person or Agency responsible for payment of taxes)

This instrument prepared by:

State tax \$

Register's fee

Recording fee

Total

GRANTOR:
JAMES W. GRIFFITH SR.
1519 IVY RD.
MEMPHIS, TENN 38117

GRANTEE:
JAMES E. FERGUSON
5300 MILLBRANCH
MEMPHIS, TENN 38116

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer of the property transferred, whichever is greater, is \$, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this day of , 19

Notary Public

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 30 minutes A.M. 18 day of May 1981, and that the same has been recorded in Book 154 Page 57 records of WARRANTY DEEDS of said County.

Witness my hand and seal this 19 day of May 1981.

Fee \$50 pd.

H. H. Ferguson Clerk